



OUTSIDE STORAGE

FOR LEASE

5325 S Valley View
Las Vegas, NV 89118

- Major Renovations Recently Completed!
- ±15,269 SF – ±33,300 SF Available With Yard Space
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways For Seamless Connectivity Across The Valley
- Accepted Tenant Uses Include:
 - Automotive
 - Fabrication
 - Construction
 - Fleet Maintenance
 - Studio/Production

INTRO RATE \$1.00 PSF

Property Specs

Prime Industrial Space with High Visibility

Stadium View Commerce Center is a free-standing industrial property strategically located on the corner of Valley View Blvd and Hacienda Ave. Strong Frontage with monument signage visible to 26,000 Cars per day. Currently the building offers suites from $\pm 15,269$ SF-contiguous $\pm 33,300$ SF with secure outside storage available.

Since acquiring the property in 2025, ownership has invested significant capital into property improvements, enhancing curb appeal, modernizing building systems, and upgrading tenant amenities. These strategic investments have repositioned the asset as a premier commercial property, capitalizing on its exceptional location and strong market demand.

Property Features

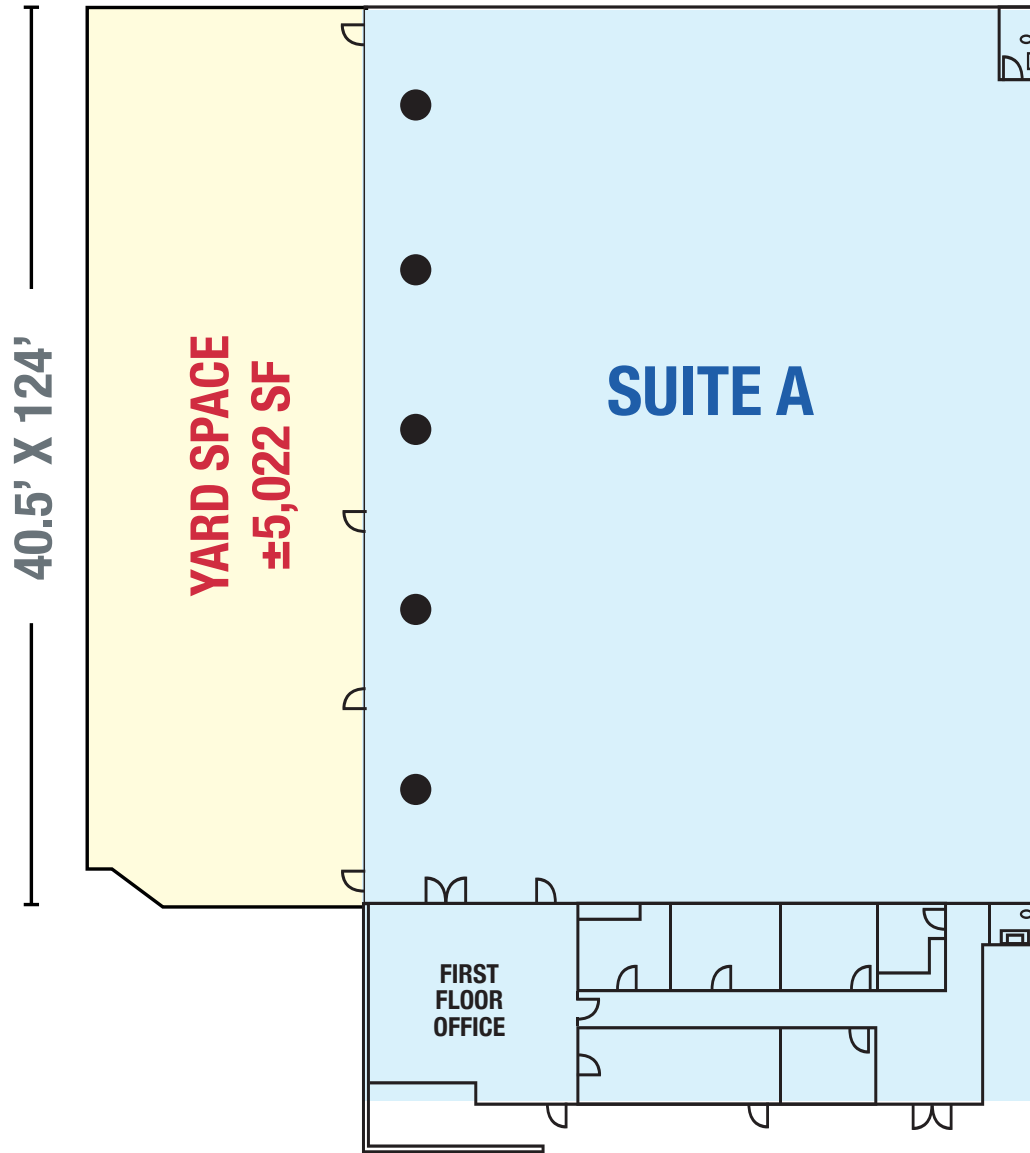
- New Exterior Paint
- New Parking Asphalt
- Renovated Office Space
- HVAC/Evap Cooled
- 3 Phase Power, 800 AMPS
- Clear Height $\pm 16'$ - $18'$
- Fully Sprinklered
- Grade Level Doors
 - Three (3) $14' \times 14'$
 - Six (6) $12' \times 12'$
 - Two (2) $24' \times 14'$



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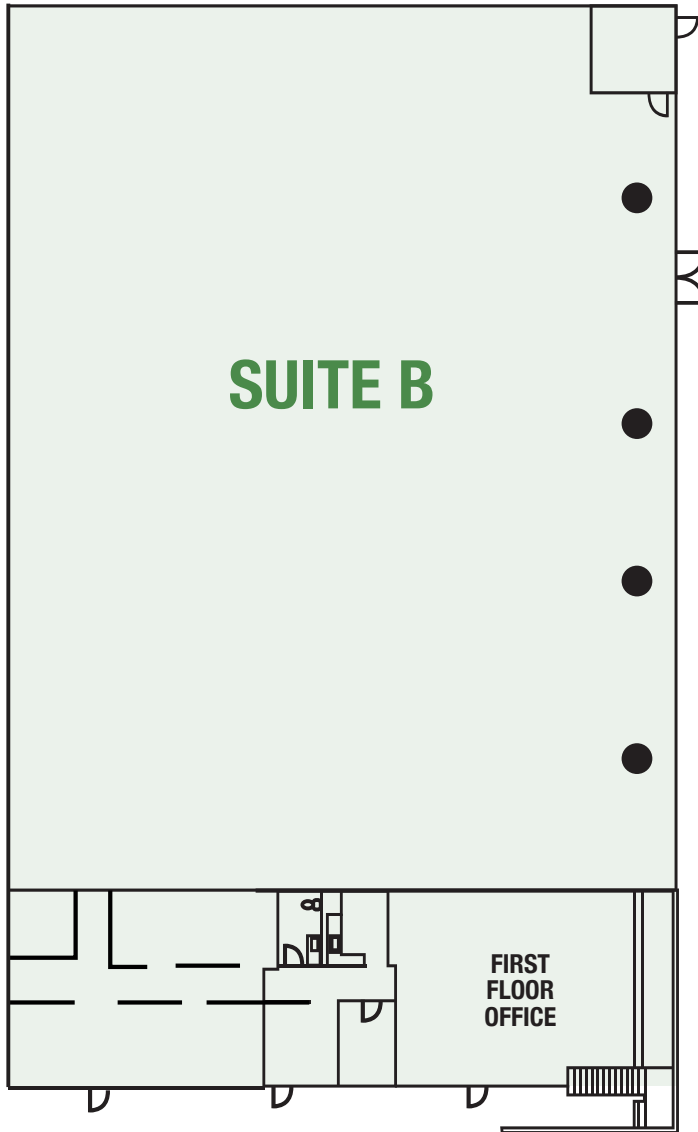
Property Details

ADDRESS	5325 S valley View Blvd Suite A
TOTAL SF	±15,356 SF
LEASE RATE	Intro Year 1 Rate \$1.00/SF
CAM RATE	\$0.32/SF (Taxes, Insurance, Common Area Maintenance)
WAREHOUSE SF	±12,769 SF
FIRST FLOOR OFFICE SF	±2,587 SF
SECOND FLOOR OFFICE SF	(Optional) ±2,679 SF
GRADE DOOR	Four (4) 12'x12' One (1) 24'x14'
POWER	3 Phase Power, 800 Amps
RESTROOM	Two (2) Restrooms
YARD SPACE	Secure Outside Storage

● GRADE LEVEL DOOR

SUITE A

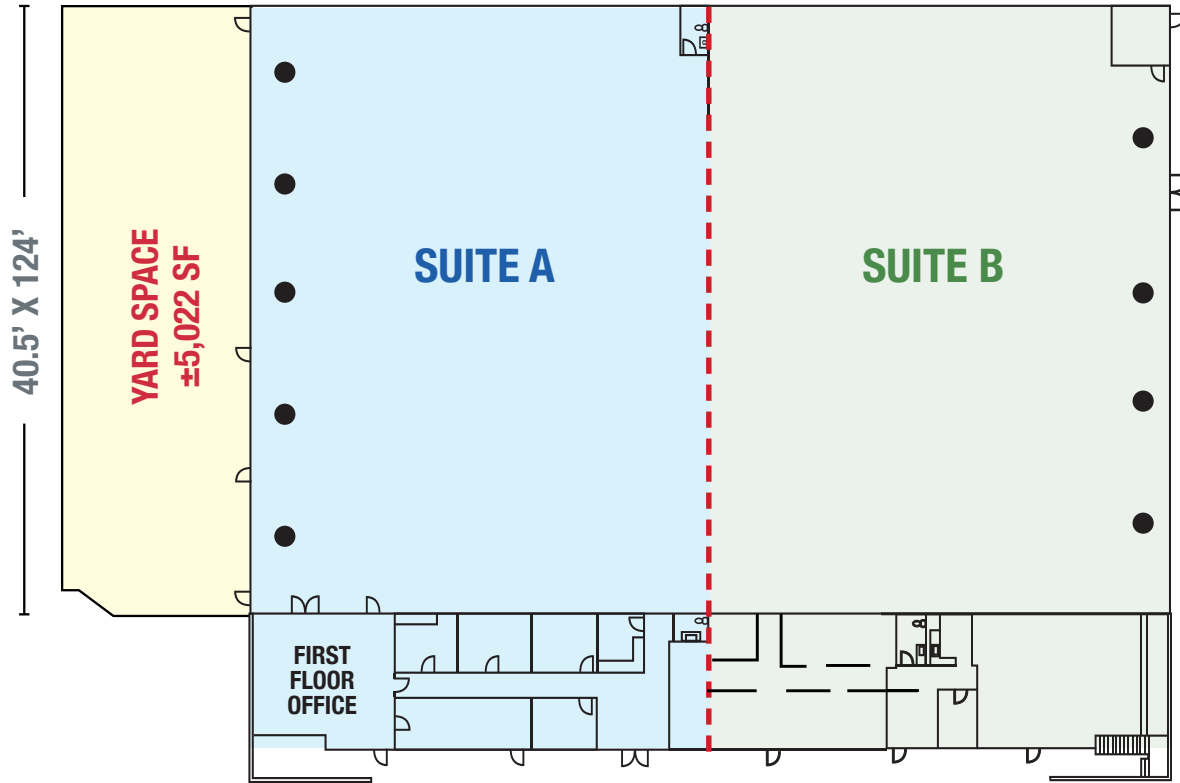
SUITE B



Property Details

ADDRESS	5325 S valley View Blvd Suite B
TOTAL SF	±15,269 SF
LEASE RATE	Intro Year 1 Rate \$1.00/SF
CAM RATE	\$0.32/SF (Taxes, Insurance, Common Area Maintenance)
WAREHOUSE SF	±12,769 SF
FIRST FLOOR OFFICE SF	±2,500 SF
GRADE DOOR	Two (2) 14'x14' Two (2) 12'x12'
POWER	3 Phase Power, 800 Amps
RESTROOM	Three (3) Restrooms

● GRADE LEVEL DOOR



Property Details

ADDRESS	5325 S valley View Blvd Suite A+B
TOTAL SF	±30,625 SF
LEASE RATE	Intro Year 1 Rate \$1.00/SF
CAM RATE	\$0.32/SF (Taxes, Insurance, Common Area Maintenance)
WAREHOUSE SF	±25,538 SF
FIRST FLOOR OFFICE SF	±5,087 SF
SECOND FLOOR OFFICE SF	(Optional) ±2,679 SF
GRADE DOOR	Two (2) 14'x14' Six (6) 12'x12' One (1) 24'x14'
POWER	3 Phase Power, 800 Amps
RESTROOM	Five (5) Restrooms
YARD SPACE	Secure Outside Storage

● GRADE LEVEL DOOR

SUITE A+B



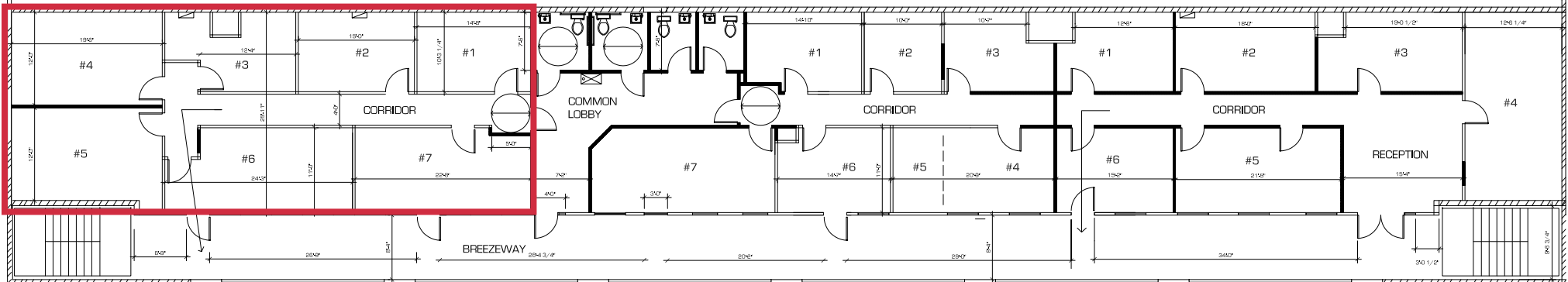
Property Details

ADDRESS	5325 S valley View Blvd 2nd Floor Office
TOTAL SF	±2,679 SF
LEASE RATE	Intro Year 1 Rate \$1.00/SF
CAM RATE	\$0.32/SF (Taxes, Insurance, Common Area Maintenance)

*Warehouse tenants can add the additional office space to either suite A,B or A&B

OFFICE A

SECOND FLOOR OFFICE





PHOTOS





PHOTOS





AREA MAP

TERMS & CONDITIONS

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